036.A	0004	0008.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	188,700	/	188,700
USE VALUE:	188,700	/	188,700
ASSESSED:	188,700	/	188,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		ARIZONA TERR, ARLINGTON

OWNERSHIP

Unit #: 4

Owner 1:	ALMASSY TRISTAN
Owner 2:	MAGOMEDOVA OLGA
Owner 3:	
Street 1:	66 WARE ST
Street 2:	
Twn/City:	DEDHAM
St/Prov:	MA Cntry Own Occ: N
Postal:	02026 Type:

PREVIOUS OWNER

Owner 1:	MASERIAN HARRY/ESTATE -
Owner 2:	-
Street 1:	18 ARIZONA TERR #4
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Veneer Exterior and 586 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	188,700			188,700
Total Card	0.000	188,700			188,700
Total Parcel	0.000	188,700			188,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 322.01 | /Parcel: 322.01

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 036.A-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	188,700	0	.		188,700		Year end	12/23/2021
2021	102	FV	186,100	0	.		186,100		Year End Roll	12/10/2020
2020	102	FV	180,800	0	.		180,800	180,800	Year End Roll	12/18/2019
2019	102	FV	166,600	0	.		166,600	166,600	Year End Roll	1/3/2019
2018	102	FV	157,800	0	.		157,800	157,800	Year End Roll	12/20/2017
2017	102	FV	147,000	0	.		147,000	147,000	Year End Roll	1/3/2017
2016	102	FV	147,000	0	.		147,000	147,000	Year End	1/4/2016
2015	102	FV	138,800	0	.		138,800	138,800	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MASERIAN HARRY/	66077-129		9/15/2015	Estate/Div	150,000	No	No		
MIDDLESEX CONDO	14430-20		1/1/1981		40,400	No	No		Harry Maserian dod 11/29/2014

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/28/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6011																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc ARIZONA 118 | Total: | Spl Credit | Total:

User Acct

125091

GIS Ref

GIS Ref

Insp Date

09/28/17

!3004!

PRINT

Date	Time
12/29/21	22:25:00

LAST REV

Date	Time
09/28/17	18:46:46

danam

PAT ACCT. 3004

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	125091
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	F - Front
Total Units:	
Floor:	1 - 1st Floor
% Own:	0.781799972
Name:	5 - 6011

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30.6	%

CALC SUMMARY

Basic $ / SQ:	325.00
Size Adj.:	1.52389073
Const Adj.:	0.98931295
Adj $ / SQ:	489.972
Other Features:	32705
Grade Factor:	1.00
NBHD Inf:	0.85000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	271854
Depreciation:	83187
Depreciated Total:	188667

COMMENTS

648-7542,Building Number 18.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	3	BRs:	1	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	0
Totals			
1	3	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	416.48
Special Features:	0	Val/Su Net:	322.01
Final Total:	188700	Val/Su SzAd	322.01

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	586	489.970	287,123

Net Sketched Area:	586		Total:	287,123	
Size Ad	586	Gross Area	586	FinArea	586

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

036.A-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	